



**Trinity NC City Council
Regular Meeting
Minutes
10/20/09**

Members Present: Mayor Fran Andrews, Tyler Earnst, Karen Bridges, Kelly Grooms, Barry Lambeth, Robbie Sikes, and Edith Reddick

Members Absent: Linda Gantt

Others Present: Manager Ann Bailie, City Attorney Bob Wilhoit, Planning Administrator Adam Stumb, Clerk / Finance Officer Debbie Hinson, Code Enforcement Officer Joe Rainey, Stormwater Administrator Rich Baker and Assistant City Clerk Lori Hunt

Call to Order

- Pledge of Allegiance

Mayor Andrews led the Pledge of Allegiance

- Invocation

Council member Lambeth gave the invocation.

- Welcome Guests and Visitors

Mayor Andrews welcomed those present.

- Approve Agenda

Motion to approve agenda by Council member Earnst, seconded by Council member Grooms, approved unanimously by all Council members present.

Public Concerns and Comments

Gary Benfield – 4024 Kynwood Dr. Trinity, NC 27370

Mr. Benfield stated that he would like to bring attention to Council about the concerns of a road in Trinity. He stated that the section of road that concerns him is Fairview Church Rd. also known as state road 1566, between Deaton Rd. and Trinity Rd. This section of Fairview Church Rd. is a heavily traveled area as it is an access area between the Archdale Trinity Middle School and Trinity High School. Mr. Benfield stated that there have been more than 41 recorded accidents within the past 60 months. He has contacted the NC DOT and Reid Rich and has met with Mr. Rich concerning the section of Fairview Church Rd. Mr. Benfield and Mr. Rich observed the area and Mr. Rich stated that the road was in need of attention. Mr. Benfield and Mr. Rich observed concerns over the school buses coming in and out of the curves in the area and having to take up both lanes. This would possibly cause more accidents and hurt school children as well.

Other vehicles have the same problem as the buses, not enough room. The narrow road is causing tearing up of the edges of the roads. Mr. Rich suggested that City Council try to get the speed limit reduced from 45 to 35 mph. Mr. Benfield requested that the City Council put the reduction of speed limit on the agenda to study and possibly prevent accidents and loss of life.

Chester Ayers -3498 Circle Ct.

Mr. Ayers stated that he was disappointed that a moratorium has been placed on the truck ordinance. In November of 2008 Mr. Ayers states that he was one of the original petitioners on the truck parking ordinance. He advised that he would like to keep the residential areas looking residential and to protect the secondary roads from wear and tear. Mr. Ayers said he feels like the Council did the right thing when they passed the truck ordinance and now that there has been a moratorium on the ordinance and he is upset.

Brenda Evans – 13090 Trinity Rd. Trinity, NC 27370

Ms Evans introduced herself and stated that she appreciated everyone welcoming her to the community. She advised that she appreciated the way that Council does things.

Reports/Requests for Funding

1. Infrastructure projects update (*Randy McNeill, Davis-Martin-Powell & Assoc.*)

Mr. McNeill gave the following updates:

- Turnpike Industrial Park paving is complete
- Phase 3 is close to being finished
- Page and Associates has completed the majority of their work
- Terry's Plumbing is still working in the Lakewood neighborhood
- Rural Development indicated that we could probably use some of the remaining loan money in the Phase 3 project to help finance the Phase 4A project
- Old Town has received a Rural Center Grant and the City has applied for a grant for Phase 4B

Mr. McNeill advised that there is a short sewer line in Steeplegate subdivision that was planned last fall to serve a vacant lot in the subdivision that won't perk. Next month the Council will look at the request for the go ahead with the sewer line.

2. Economic development funding request for sewer project (*Ann Bailie, City Manager*)

- Consider Resolution of Intent to commit limited funding for economic development project and to issue Requests for Proposals for preparation of grant applications and grant administration (*Ann Bailie, City Manager*)

Manager Bailie advised that Trinity Furniture has experienced many problems with their septic system and has been cited many times by the Randolph County Health Department. The company is currently operating under a notice of violation. To help alleviate the problem Mr. Lagueruela, President and CEO, opened another facility in Archdale and moved some of his people to that site. He has evaluated options and concludes that sewer service is the only viable solution for keeping the business in Trinity. Randy McNeill of Davis, Martin, Powell and Associates has estimated the cost to bring sewer to the business to be \$670,000. We have made preliminary contact with three grant funding agents and feel fairly confident that with a City contribution of \$25,000, possible County funding, grant funding, and a significant contribution from the company, that the project will be

successful. The company has committed to creating 10 new jobs if the project is successful.

Ms. Bailie stated that Trinity Furniture was named exporter of the year in 2008 by the Department of Commerce and has been recently been recognized by the Triad Business Journal as one of the 50 fastest growing businesses in the Triad.

Ms. Bailie advised that before the Council is a resolution to provide \$25,000 toward this project and to authorize Manage Bailie to proceed with securing grant writing and grant administration services.

Mr. Lagueruela thanked the Council for the opportunity to consider the sewer project. He moved to Trinity in 1980 and had no idea that his company would be blessed with the growth it has experienced. He and Mr. Kennedy started the business with \$1,000. Now Trinity Furniture has about 80 employees and 100,000 sq. ft. manufacturing facility.

Mr. Lagueruela stated that he is fortunate to get the work and be able to get the orders out. He said that the company does have a failing septic system and needs the sewer to be able to have a stable place for employees to work.

Motion to adopt the resolution of intent to provide \$25,000 for this project and to issue RFPs for grant writing and administration by Council member Grooms, seconded by Council member Lambeth, approved unanimously by all Council members present.

Public Hearings

3. 21st Century Vision Plan for Old Town (Center City Plan) (Bailie; Craig Lewis, The Lawrence Group)

Manager Bailie Stated that several years ago she was introduced to Richard Petty. She was introduced as the new City manager of Trinity. Mr. Petty looked at her and asked, “Where is Trinity?” Before she could begin explaining that Trinity is located south of High Point and between Archdale and Thomasville, he said, “I mean, I know where the High School is, but where’s the town?”

Ms. Bailie advised that one of the recommendations included in the plan is to create a downtown for Trinity – a place that says this is Trinity.

The proposed Center City Plan is the next step in a planning process that began in 1999 with the original sewer system feasibility study and adoption of a long range development plan. If development is not allowed taxes would increase.

The challenge for the City is how to encourage growth while lessening it’s impact on residents who live in areas under pressure for development and who want to see their property values maintained or enhanced. One way to do that is to adopt a plan for setting reasonable standards for development.

The proposed Center City Plan is a guide for balancing competing interests of Trinity residents, property owners and developers. This plan would insure appropriate new and infill development, thereby protecting homeowners; it will clearly show developers what is

expected, thereby removing the risk of the unknown; with development the City would be able to maintain a low tax rate which is an incentive to developers and an asset to residents.

Mr. Lewis welcomed those present and introduced himself. Mr. Lewis is with the Lawrence Group and they are making the plans for the Center City area. He advised that this plan is not a plan that will happen tomorrow but the plan is one that may take as long as 40 or more years to happen.

The purpose of the Center City Plan is to set a framework for the area. Mr. Lewis asked the question: “Why now?” He replied that with the expansion of sewer service comes growth. There is some grant money that may be available for this plan. The plan would be one way to help regulate the type of growth. Sewer is the number one reason for growth in any community.

Economic sustainability is very important to small communities. Keeping taxes low and managing resources depends on long term investment strategy. This plan is part of the long term investment strategy. There are three legs to the sustainability:

- Economic sustainability
- Environmental sustainability
- Social Sustainability

The key recommendations in the plan are as follows:

- Construction of City park and greenway
- Passive Park with trails and picnic shelter areas
- Veteran’s memorial
- Amphitheater with green lawn
- New City Hall location
- Preservation of key historic resources
- Priority on 19th century homes
- Identify a preservation plan for each structure
- Private conservation/ stewardship
- Non-profit intervention
- Public intervention and resale with covenants
- Public ownership
- Re-aligning High School Drive with Meadowbrook Road
- Re-alignment for safety and congestion
- Aesthetics
- Road improvements to Surrett Drive
- Addition of curbs and sidewalks
- Trees
- (Long term) 5 lane blvd. to improve mobility
- Create a Village Green
- Park on campus and enjoy the green area
- The ball field would tie into the current campus and become one
- Active marketing of Village Center area for potential developers
- Walkable street scapes
- Sidewalks
- Decorative lighting and landscaping
- Re-name Hwy 62 to Main Street
- Encourage medium density, mixed use infill

- Multi-story buildings, primarily 1 to 2 stories
- New codes to define development
- Helps to guide development

Mr. Lewis advised that there are three things that developers look for in deciding where to develop; money, homes and traffic.

Mr. Lewis stated that areas where there is sewer tend to have a higher density. With the sewer coming to the Old Town area, it makes it likely to develop more.

There have been financial feasibility studies done. Mr. Lewis stated that there had been some preliminary studies done. Those studies did take into consideration the projects already underway such as the sewer.

Mr. Lewis stated that growth is happening already. It is and generally does follow the sewer installation. With no growth the community will die. This plan is a guide for the growth and how to manage the growth. He stated that the growth would bring taxes into the community and offset some of the residents' taxes. He stated that some communities have grown and also reduced their taxes.

Mayor Andrews opened the public hearing. Speaking were:

Paul Guthrie – 4701 Colonial Circle

Mr. Guthrie moved into the Trinity area in 1970. He stated that he supported the Old Town / Center City Plan. The history of Trinity is important and should be preserved. Trinity College and Duke University were both located in Trinity and education is still important to residents of Trinity.

In 1969 Archdale and Trinity passed a local sales tax to supplement the school's funding. This has helped the schools thereby helping the education of the children. Mr. Guthrie stated that as a Board member he has access to all the County scores in the system and Trinity rates at the top of the scores.

Mr. Guthrie advised that he is proud of what the City has accomplished. In the future he expects more accomplishments. He stated that this plan would take time to implement but that Trinity should do it for future generations.

Kevin Varner - 7123 NC Hwy 62 Trinity, NC 27370

Mr. Varner advised that he met his wife at Trinity High School and he grew up in Archdale. The first chance he had to move back to Trinity he felt at home. He stated that he supports the Center City Plan. Mr. Varner would like to see Trinity have a place to come together and he believes this plan will accomplish that.

Andy Aikens – 6752 Fairview Church Rd. Trinity, NC 27370

Mr. Aikens was concerned that residential areas would be beside the commercial properties. Also he was concerned about where Center City would start and end. Mr. Lawrence replied that the focus would be on the center of town.

Chester Ayers – 3498 Circle Dr. Trinity, NC 27370

Mr. Ayers was concerned about what would happen to the tax base if the plan did not pan out. He was also concerned that buildings might be built by the City and then not being occupied. Mayor Andrews advised him that the City was not going to go out and build buildings, a developer or resident could do that.

Mr. Terry Reddeck – 4194 Oak Haven Dr. Trinity, NC 27370

Mr. Reddick stated that there were 2 points that concerned him. He said primarily he is concerned about cost. The second thing he is concerned about is what happens if someone gets hurt on the walking paths. Mayor Andrews advised him that the City has liability insurance.

Jorge Lagueruela – 7252 Belmont Dr. Trinity, NC 27370

Mr. Lagueruela stated that he had the good fortune of serving on the steering committee. He advised that he believes it is a great idea to plan for the future. Mr. Lagueruela stated that the City needs a plan to move forward.

Mayor Andrews, hearing no further comments, closed the public hearing.

Motion to adopt the 21st Century Vision Plan for Old Town by Council member Earnst, Seconded by Council member Lambeth, approved unanimously by all Council members present.

4. Rezoning Request #Z2009-04 from RM (Residential Mixed) to HC (Highway Commercial) for property located at 4632 NC Hwy. 62; Randolph County PIN 6797127493; owned by Phyllis Horne Collins (Stumb)

Mr. Stumb stated that the property being requested to be rezoned is along Hwy 62, located just below Sheetz. The property is currently being used for residential purposes and is a duplex. The Land Use Plan calls for mixed use in the area. Mr. Stumb advised that this property will probably be used for commercial use at some time in the future.

There was discussion among the Council about what the property would be used for. The Board and Staff recommend denying the request at this time.

Mayor Andrews opened the public hearing. Speaking were:

Gary Loflin – 7229 Bridlewood Trinity, NC 27370

Mr. Loflin stated that he was in favor of the request because he was in favor of small business. He advised that it is advantageous to encourage small business. He said that he would like to see small businesses remain in Trinity.

Andy Aikens – 6752 Fairview Church Rd. Trinity, NC 27370

Mr. Aikens stated that there could not be a very large business at the location because of the size of lot. He said that if he were the neighbor he would not want a business next to his house.

Mr. Stumb advised that Ms. Collins would have to wait 12 months to bring this same application before Council. She could come back to Council with a different application at any time.

There was discussion about the current and future rezoning and if rezoning should be allowed.

Motion to deny the request by Council member Grooms, seconded by Council member Earnst, approved unanimously by all Council members present.

5. Text amendment to Zoning Ordinance pertaining to Tattoo Parlors (Stumb)

Mr. Stumb advised that staff is recommending a text amendment instead of rezoning. The property in question is located beside Sam's Mart #2 on Trinity Rd. The applicant was able to acquire their Health Department permits and business license. They failed to ask for proper zoning for the property which would have been a stumbling block to opening. The tattoo parlor did open June 9th, 2009. The property is currently zoned Highway Commercial. Tattoo Parlors were previously allowed in Highway Commercial but were moved to into manufacturing district.

The Planning Board met in July and wanted to find an alternative to rezoning the property. The Board requested that the staff look into a text amendment instead of rezoning. The Planning Board met in August, 2009 and voted to recommend approval of the text amendment as does the staff.

Neighboring cities treat tattoo parlors as small businesses.

Staff recommends that the visibility of where the tattooing is being done be limited.

Mayor Andrews opened the public hearing and hearing no comments closed it.

There was discussion as to whether Archdale had been contacted about this matter. Manager Bailie advised that Archdale had been consulted and that they are OK with the tattoo parlor as long as their sewer connects through Sam's Mart.

Motion to deny the text amendment by Council member Bridges, with no second, motion dies.

Motion to approve the text amendment by Council member Sikes, with no second the motion dies.

Motion to table text amendment by Council member Grooms, seconded by Council member Lambeth with Council member Earnst being in agreement and Council members Bridges, Sikes, and Reddick being opposed. (Council member Gantt was absent). To break the tie Mayor Andrews voted to table the text amendment.

Consent Agenda

- 6. Approve minutes: Sept. 8, 2009 City Council Pre-agenda Meeting (Lori Hunt, Assistant City Clerk)**
- 7. Approve minutes: Sept. 15, 2009 Regular City Council Meeting (Hunt)**

8. **Set deadline of March 1, 2011 for residents in sewer Phase 4-A and 4-B Old Town to pay discounted tap fee of \$1,000** (\$62.50/month interest free for 16 months) *(Bailie)*
9. **Set deadline of Jan. 1, 2012 for residents in sewer Phase 4-B 2009 Extension to pay discounted tap fee of \$1,000** *(Bailie)*
10. **Accept City Clerk certification of sufficiency of Trinity West Streetlights Petition** *(Debbie Hinson, City Clerk)*

Motion to approve the consent agenda by Council member Bridges, seconded by Council member Sikes, approved unanimously by all Council members present.

*At 8:41 p.m. the Mayor called for a five minute break.

Unfinished Business

11. **Consider Zoning Ordinance Text Amendment pertaining to development standards for recycling processing facilities** *(Tabled from August meeting) (Stumb)*

Mr. Stumb met with the business owner to discuss zoning and text amendments. The business owner and staff agreed to prohibit parking trailers in the front of the building. The side of the facility facing the street would also be a prohibited area to park trailers. The ordinance would also require screening along the streets, some additional landscaping for screening and toward the rear of the property additional fencing based on the zoning of the property. The business owner has agreed to all conditions. Business owner has approximately 6 weeks to comply.

Motion to approve Zoning Ordinance Text Amendment pertaining to development standards for recycling processing facilities by Council member Grooms, seconded by Council member Lambeth, approved unanimously by all Council members present.

12. **Consider Zoning Text Amendment to allow Land Clearing and Inert Debris Landfills (LCID)** *(Tabled from August meeting) (Stumb)*

Mr. Stumb stated that the only changes coming from the August, 2009 meeting is making all minor and major Special Use Permits in the permitted uses chart and to make clear what is being dumped on the proposed site. The definition of acceptable materials is the same as the state definition. Some of the items that will be accepted are stumps, limbs, leaves, concrete, brick, untreated wood and uncontaminated earth.

Applicant:

Lindy Brooks – 5130 Meyers St. Archdale, NC 27263

Mr. Brooks stated that he does not want to do grinding and will not accept items with paint or stain on them. He said he would be collecting tree stumps, brick, yard waste, limbs and concrete.

Mr. Brooks advised that the hours of operation will be Monday through Friday 8:00 a.m. to 5:00 p.m. It is possible that some Saturdays will be open if needed. The property access points will be gated and monitored.

Motion to approve the text amendment by Council member Lambeth, seconded by Council member Sikes, approved unanimously by all Council members present.

13. Consider contract award for Pike St. Sewer Project (*Tabled to Oct. Regular meeting from Oct. Pre-agenda meeting*) (McNeill)

Mr. McNeill recommended that this item be tabled until the next regular meeting to allow more time to investigate contractors.

Motion to table item # 13 until the next regular Council meeting by Council member Sikes, seconded by Council member Lambeth, approved unanimously by all Council members present.

New Business

14. Consider Resolution in Support of Parks and Recreation Trust Fund (PARTF) grant application for development of a City park and authorization to submit application (*Stumb*)

Mr. Stumb stated that the reason for moving forward at this time is because of the timeline for the PARTF application. The grant would be a \$500,000 dollar grant that the City would have to match either from cash, Powell Bill Funds or some of the money the City spent for the Center City Plan. Part of the application process is getting local support. The deadline for the application is the first of February, 2010 but if the application is submitted by January it will allow for more review time. If awarded Trinity would get the grant in July, 2010 and would have 3 years to complete the project. Staff is confident that the application will be ready by the deadline. The largest financial impact would be the maintenance of the park. Most of the activities of the park are passive activities.

Ms. Hinson prepared a cost analysis for the park. She stated that the first concern is insurance which would include the Veteran's Memorial and buildings. When the City is covered by insurance then all of the City property is covered. The additional cost to cover the park is \$1,000 per year. The utilities will not be that expensive at first because there will not be that many lights. The amphitheater would utilize the most utilities when it is in use.

Ms. Hinson advised that the estimated costs are as follows:

- Utilities \$1,200 per year
- Water \$360 per year
- Salary \$43,220.40 (based on one employee) whose salary could be divided between the public works and parks and recreation departments

The revenues from picnic shelter rental are estimated to be \$31,200. This would leave a net operating annual expense of \$14,580.

Council member Bridges was concerned about the cost. Mr. McNeill stated that the projected costs would maximize the grant money. The grant, if awarded, will be up to \$500,000 match with the City matching the amount of the grant money.

Motion to adopt Resolution in Support of Parks and Recreation Trust Fund (PARTF) grant application for development of a City park and authorization to submit application by Council member Earnst, seconded by Council member Lambeth, approved by majority vote with Council members Reddick and Bridges being opposed.

15. Consider authorization of Trinity West Streetlights Project (*Rich Baker, Utilities/Stormwater Administrator*)

Mr. Baker stated that all parcels have been checked and are in compliance with the petition ordinance. He advised that 82.6% are in favor of street lights. The lights will be regular lights not decorative. There was discussion about the cost, how quickly the lights would be put up and that the plans do not have to go to Raleigh. Mayor Andrews said the lights would be good for those who walk at night. Council member Reddick stated that she believed that the inner sections of town should be lit first.

Motion to approve authorization of Trinity West Streetlights Project by Council member Sikes, seconded by Council member Grooms, approved unanimously by all Council members present.

Business from City Manager

Manager reminded those present that the City Haul would be October 22 – 24 . The City Haul will be accepting recyclables.

Business and Closing Comments from Mayor and Council

Motion to have DOT to reduce the speed limit on Fairview Church Rd. from 45 to 35 by Council member Lambeth, seconded by Council member Bridges, approved unanimously by all Council members present.

Council member Bridges stated that the City needs to be looking for a recycling site.

Mayor Andrews stated that there would be a sign put up on the corner of Younts St. & Hwy 62 for a portion of the property where a Veteran's Memorial will be built. This will be built with no tax dollars and will be funded with donations and the sale of memorial bricks.

Mayor Andrews stated that an old school house may have been found. She will be going to the building to work on Thursday and Friday this week. Those who wish to help can meet Mayor Andrews in the City Hall parking lot at 8:00 a.m. on Thursday.

Adjournment

Motion to adjourn by Council member Sikes, seconded by Council member Grooms, approved unanimously by all Council members present.

These minutes were approved as written at the November 17, 2009 Council meeting with a motion by Council member Grooms, seconded by Council member Earnst approved unanimously by all Council members present.